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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

852,800 / 852,800

USE VALUE:

852,800 / 852,800

ASSESSED:

852,800 / 852,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
25		CHESWICK RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KIESSELBACH SARA J &	
Owner 2: LEEN MICHAEL J	
Owner 3:	

Street 1: 25 CHESWICK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SOUZA MARTIN V -

Owner 2: -

Street 1: 25 CHESWICK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1837 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6564		Sq. Ft.	Site		0	85.	0.94	2									524,380						524,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	6564.000	328,400		524,400	852,800			13452
Total Card								GIS Ref
Total Parcel								GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card:	464.24	/Parcel: 464.24			Insp Date
								08/07/16

!1593!

## USER DEFINED

Prior Id # 1:	13452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	20:14:38
LAST REV Date	Time
10/28/16	08:16:48
	danam
	1593
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 018.0-0008-0014.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,400	0	6,564.	524,400	852,800		Year end	12/23/2021
2021	101	FV	317,700	0	6,564.	524,400	842,100		Year End Roll	12/10/2020
2020	101	FV	317,800	0	6,564.	524,400	842,200		Year End Roll	12/18/2019
2019	101	FV	247,600	0	6,564.	678,600	926,200	926,200	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,564.	431,800	679,400	679,400	Year End Roll	12/20/2017
2017	101	FV	247,600	0	6,564.	394,800	642,400	642,400	Year End Roll	1/3/2017
2016	101	FV	229,700	0	6,564.	320,800	550,500	550,500	Year End	1/4/2016
2015	101	FV	215,500	0	6,564.	320,800	536,300	536,300	Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUZA MARTIN V,	1418-1		6/20/2012		490,000	No	No		
SOUZA MARTIN V,	1353-94		6/12/2008	Family		No	No		
PENA ESTUPHANIA	352-57		5/12/2008	Family	200,000	No	No		
	235-202		1/15/1915			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2016	398	Addition	99,925					ADD 2ND STORY
3/15/2016	280	Inter-De	6,000					demo front entry
6/11/2015	666	Solar Pa	14,000		6/11/2015			Install 22 solar p
7/13/2012	877	Redo Kit	41,000					& REDO 2 BATHS

## ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Permit Insp	DGM	D Mann
6/23/2015	Permit Insp	PC	PHIL C
1/14/2013	Info Fm Prmt	BR	B Rossignol
5/6/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**EXTERIOR INFORMATION**

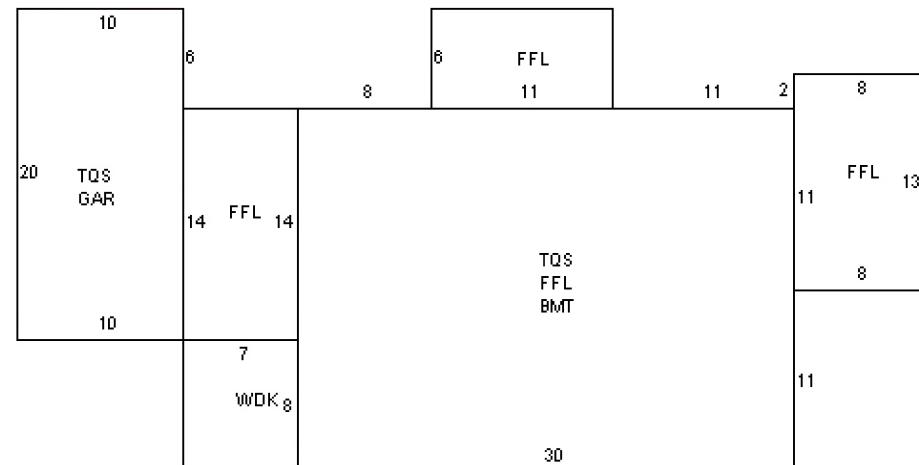
Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	k - Kelwyn Manor

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 25%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: GV - Good-VG

10. %

Functional: %

Economic: %

Special: %

Override: %

Total:

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